

1033 - 45 & 1055 W 3RD AVE - RETAIL/OFFICE/FLEX AVAILABLE



EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ◆ Columbus, OH, 43215 ◆ 614.228.5547 ◆ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

PROPERTY SUMMARY

1033 -45 & 1055 W 3rd Ave, Columbus, OH 43212

Located in the Grandview area, just minutes from downtown Columbus and The Ohio State University, 1033-1045 and 1055 W 3rd Ave offer a combined approx. 7,000 to 13,000 SF of versatile showroom, office, and flex space. These adjacent properties feature expansive glass storefronts, newly upgraded parking lots, a new roof, dock and drive-in access, and excellent street visibility—ideal for businesses seeking a polished, high-traffic location with strong curb appeal.

1055 W 3rd Ave includes a professional office suite, modern retail showroom, and clear-span rear flex space with 18' ceilings and loading capabilities. Next door, 1033-1045 W 3rd Ave provides additional flexible space for showrooms or creative office use, surrounded by new restaurants, housing, and Grandview Yard. With ample on-site parking and easy freeway access, this is a standout opportunity in one of Columbus' most vibrant commercial corridors.

SALES PRICE:	\$3,200,000 <i>for whole building</i>
LEASE RATES:	\$15.95 SF/YR
LEASE TYPE:	NNN
TOTAL SF:	+/-20,871 SF
AVAILABLE SF:	+/-12,871 SF 1033-45: +/4,000 SF 1055: +/8,721 SF

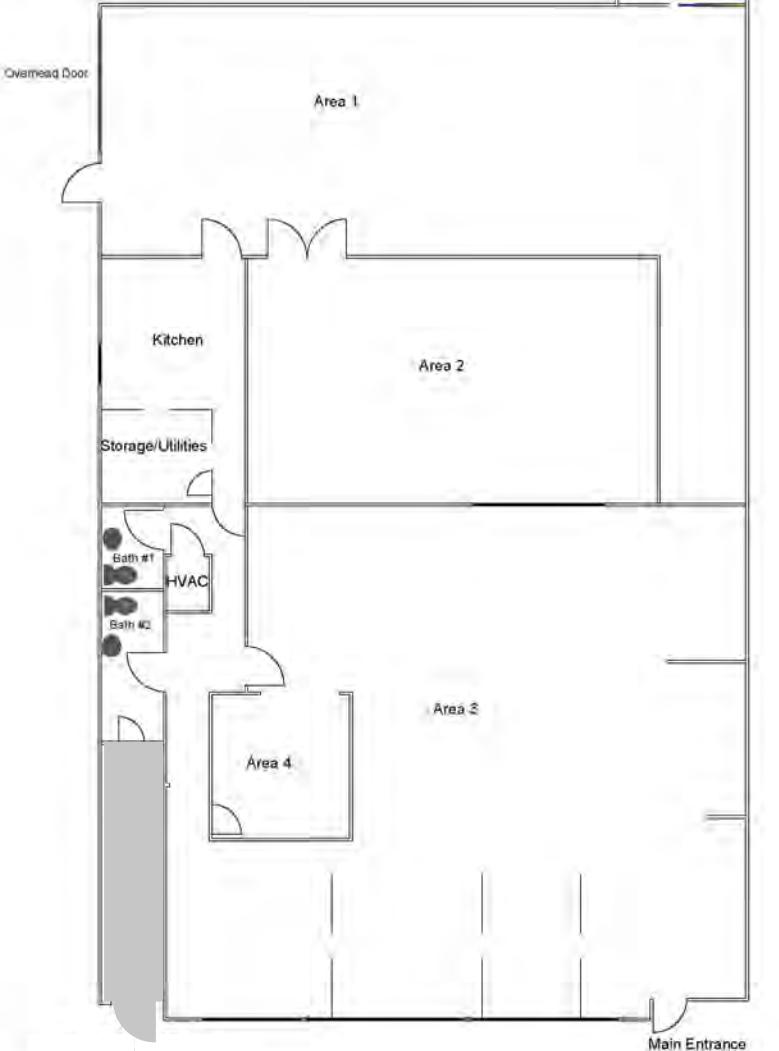
PROPERTY HIGHLIGHTS

- Up to 13K SF of flexible showroom, office and flex space
- High visibility along W 3rd Ave
- Loading access with dock and drive-in doors
- On-site parking lot around the whole building
- Prime Grandview location near Grandview Yard, downtown Columbus and OSU campus.
- New roof added in 2024



1033 W THIRD AVE

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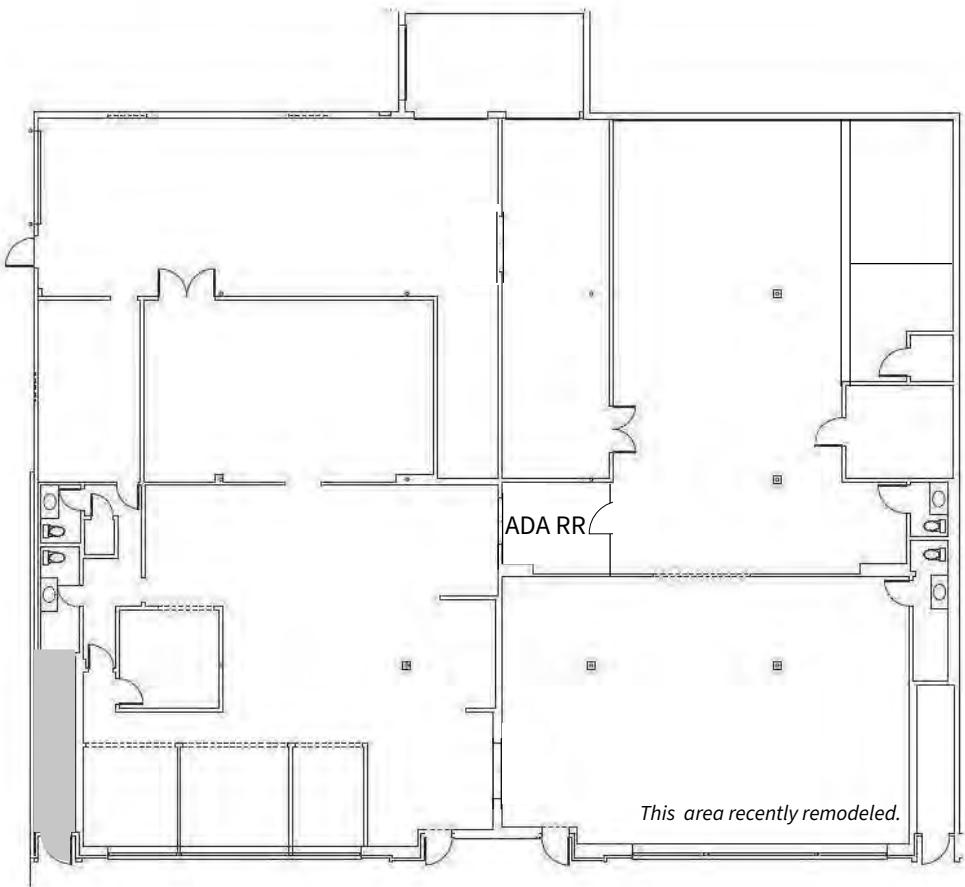
*More photos on property website.



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1045 W THIRD

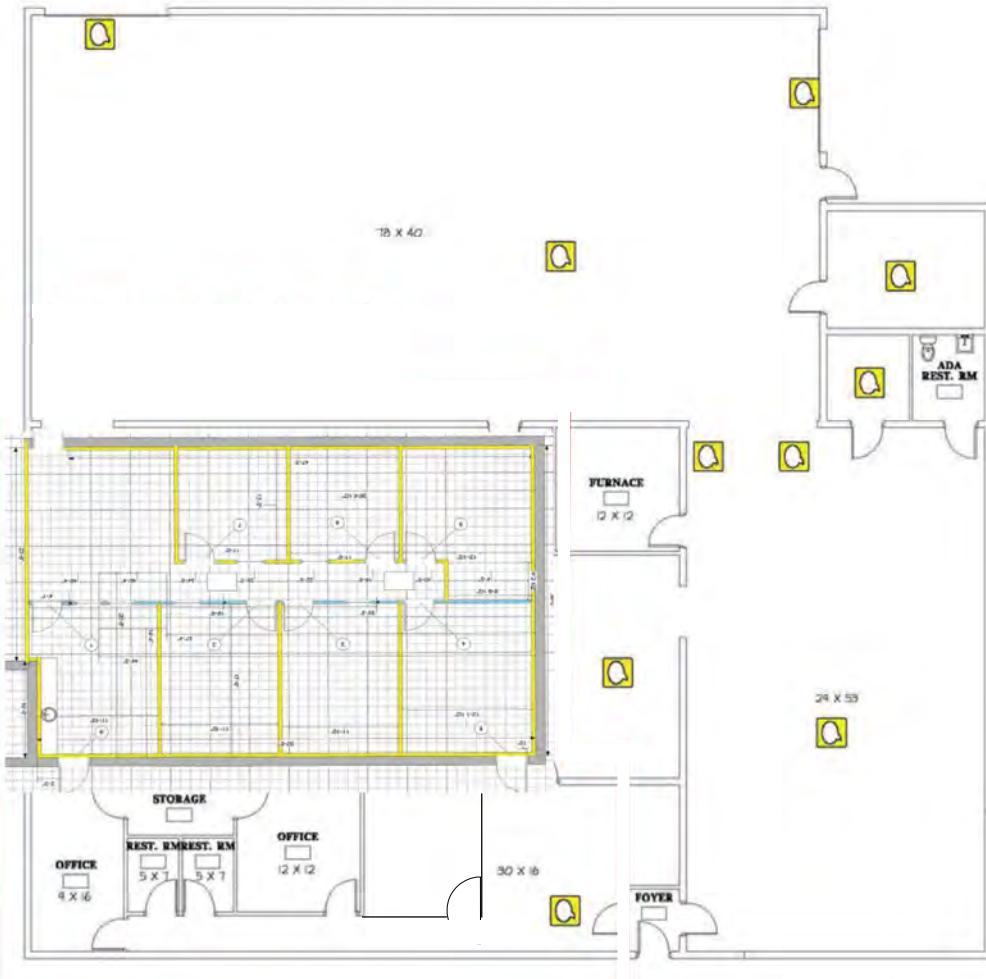
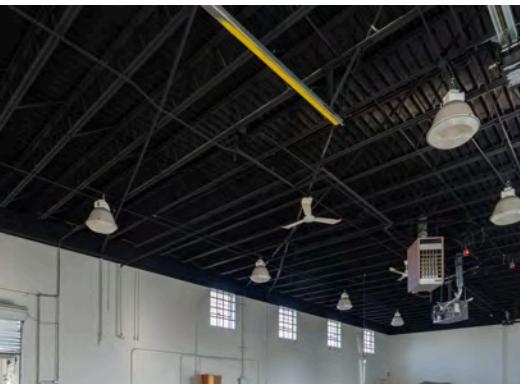
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1055 W THIRD AVE

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AERIAL OVERVIEW

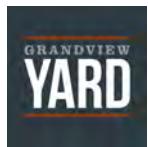
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MARKET OVERVIEW

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Area Retailers

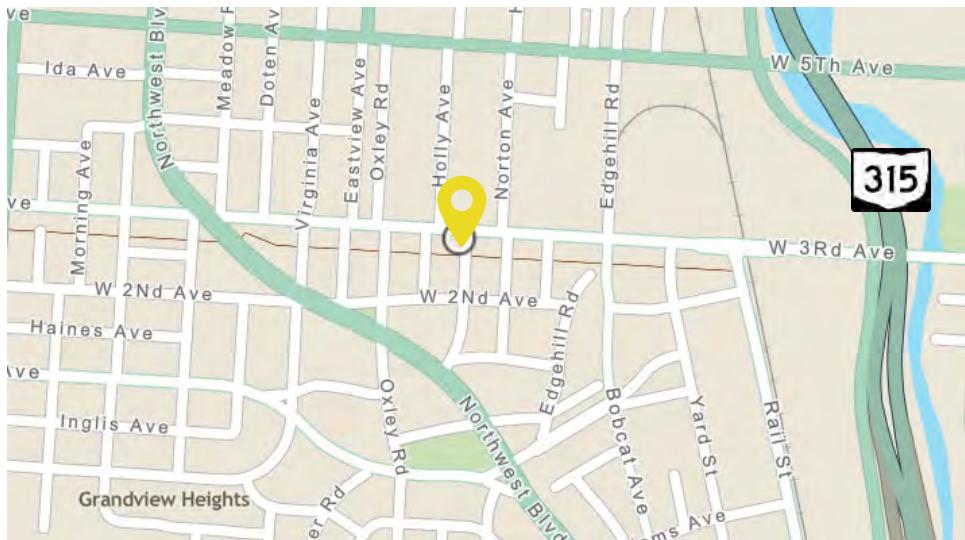


2024 AVG Consumer Spending

	2 miles	5 miles
Apparel	\$50,929,118	\$229,777,986
Entertainment	\$149,616,415	\$640,218,355
Food & Alcohol	\$282,079,553	\$1,193,657,627
Transportation & Maintenance	\$250,546,774	\$1,051,214,316
Total Avg Spend	\$1,011,670,021	\$4,255,929,895

Demographic Snapshot

	2 miles	5 miles
Population	80,199	362,799
Households	35,713	157,253
Avg HHI	\$92,576	\$81,619
Businesses	10,329	29,570
Employees	129,284	333,632



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Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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